



THE
WATERSIDE
APARTMENTS

TRENT BRIDGE | NOTTINGHAM



**ICONIC LUXURY
DEVELOPMENT OF
121 APARTMENTS AND
DUPLEX PENTHOUSES
FOR SALE**

UNIQUE WATERSIDE
LOCATION IN A HIGHLY
SOUGHT-AFTER
AREA OF NOTTINGHAM





**STUNNING VIEWS
ACROSS THE RIVER,
TO THE CITY AND
TO WEST BRIDGFORD**

WATERSIDE LIVING AT TRENT BRIDGE

Luxury living

The landmark development, aimed at owner-occupiers, forms a prominent gateway to Nottingham's vibrant city centre and is within easy walking distance to West Bridgford high street, where residents can find an array of chic restaurants, cafés and local amenities.

Perfectly situated adjacent to the River Trent, residents can enjoy a stroll along the riverside with the added benefit of resident-only access to the riverfront.

The Waterside Apartments offer breath-taking views across the river towards the city, and the river is always a source of constant excitement. It also inspires a sense of calm and wellbeing, where you can unwind, relax and watch the world go by.

This highly sought-after area makes this iconic development desirable for everyone from all walks of life.



[01]



[02]

'Luxury living' –
The Waterside Apartments
at Trent Bridge has it all.

- 01. West Bridgford life
- 02. Indicative CGI
- 03. Riverside views



[03]

THE WATERSIDE APARTMENTS

The Waterside Community

One of Nottingham's most talked about new residential developments comprising a mix of boutique 1-bedroom apartments, 2-bedroom apartments and luxurious 3-bedroom duplex penthouses developed over 11 storeys.

The main entrance leads to a welcoming bespoke concierge desk and hotel-style lobby area, which will be managed by a dedicated specialist block management team. The warm colours and textures provide a subtle introduction to the interior design of the residences, reflecting the high standards of The Waterside Apartments.

There are many benefits Waterside residents can enjoy, some of which include; free access to the business lounge and external terrace, which will be located on the ground floor and first floor respectively.

A gymnasium is to open on site offering personal training services and residents can also benefit from private access on to the riverfront.

Outdoor and undercroft car parking spaces will be available as well as secure bicycle storage. Ultra-high-speed internet over 100Mb with free communal Wi-Fi access in reception and communal areas.

As part of the multi-million pound redevelopment of this building the owners of Southbank Bar have confirmed they will close the Sports bar and reposition and refurbish it in line with their other bar and restaurant units such as Copper on Central Avenue West Bridgford.

The result will be a striking modern building that is finished to the highest standard and set within a superb living environment and community.



Help To Buy

As a new development, The Waterside Apartments have been registered with the Government's Help to Buy Scheme.

With Help to Buy, the Government will lend you up to 20% of the purchase price (interest free for the first five years of owning the property). The purchaser will require a 5% cash deposit and the 75% mortgage to make up the remainder of the purchase price.

The Help to Buy Scheme is available to anybody buying a new home of up to £600,000, providing that once you have purchased the property, you will not own another property. As such, if you are selling your house to relocate to The Waterside Apartments, you will be eligible for Help To Buy.



[01]



[02]

- 01. Electric car charging points
- 02. Personal training gym
- 03. Business lounge
- 04. Concierge



[03]

1-Bedroom Apartments

There are 23 one-bedroom apartments offered for sale ranging in size from 551 sq ft to 676 sq ft.

Prices in the region of £172,500 - £210,000*

2-Bedroom Apartments

There are 46 two-bedroom apartments available for sale, which will vary from 704 sq ft to 1,113 sq ft.

The prices of the two-bedroom apartments will be in the region of £220,000 to £360,000 (subject to the phase of the development).

3-Bedroom Penthouses

In total, there are 12 luxury three-bedroom penthouses, with sizes ranging from 1,235 sq ft to 1,339 sq ft.

Each duplex penthouse will benefit from floor-to ceiling- glazing on all elevations offering spectacular panoramic views and the real privilege of a composite decking external terrace.

Prices from £650,000*



[04]

*Please note that all prices are subject to change and are dependent on the phase of the development

YOUR NEIGHBOURHOOD

Restaurants/Cafés/Bars

- 1 Caffè Nero
- 2 Côte Brasserie
- 3 Carluccio's
- 4 Copper
- 5 Brewhouse & Kitchen
- 6 Pizza Hut Delivery
- 7 Escabeche
- 8 Pizza Express
- 9 The Botanist
- 10 Costa Coffee
- 11 The Parlour
- 12 Gusto
- 13 Yumacha Bar Brasserie
- 14 No. 8 Deli

Services / Shops

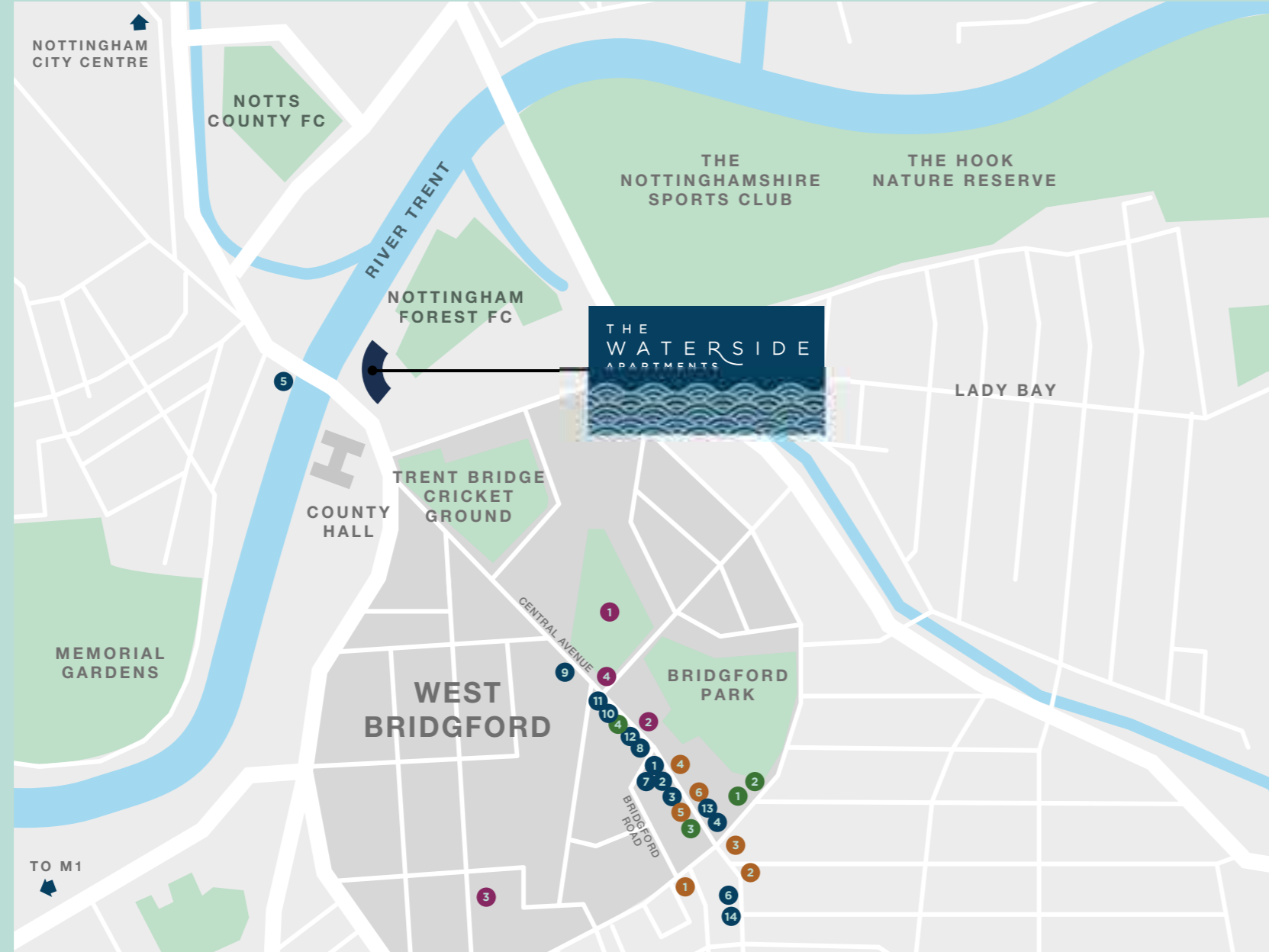
- 1 Oliver Bonas
- 2 Marks & Spencer
Simply Food
- 3 Boots
- 4 Co-op Food

Areas of interest/ Amenities

- 1 Bridge Field
- 2 Central Avenue Library
- 3 West Bridgford Medical Practice
- 4 Bridgford Hall

Banks

- 1 NatWest
- 2 TSB
- 3 Barclays
- 4 Halifax
- 5 HSBC
- 6 Santander



Connectivity

Central Avenue, West Bridgford
0.4 miles – 8 minute walk.

Nottingham Train Station
1 mile – 19 minute walk.

Tram Hub
1 mile – 19 minute walk.

Bridlesmith Gate Shopping
1.17 miles – 22 minute walk.

Train to London St Pancras
1 hr 55 minutes.

Drive to East Midlands Airport
30 minutes.



- 01. Oliver Bonas
- 02. Carluccio's
- 03. Gusto



A BRILLIANT LOCATION, PERFECTLY PLACED

Discover West Bridgford

When you move into The Waterside Apartments you will become part of a new community - The Waterside Community. You will also be part of the West Bridgford community, Nottingham's most sought-after residential district.

From the independent retailers such as The Little Shoe Company, Rainbows & Lemondrops and Paolo's Seafood to Marks & Spencer, JoJo Maman Bébé and Oliver Bonas, you will have quality shops in which to browse and buy.

West Bridgford really comes into its own in terms of coffee shops, bars and restaurants from the independents to the award winning tapas restaurant Escabeche, and the recently opened Gusto and The Botanist.

You can also dine al fresco at Côte and Carluccio's or just grab a coffee at Caffè Nero and Costa Coffee.

And if that is not enough, Nottingham city centre is just a 20 minute walk away with shops, bars, restaurants, theatres, concert venues and art galleries.



CÔTE
BRASSERIE



Carluccio's

CAFFÈ
NERO

OLIVER BONAS

JoJo Maman Bébé

TRENT BRIDGE
EST. 1838

M&S
SIMPLY
FOOD

escabeche



RIVERSIDE CULTURE

Live your life

Nottingham is undergoing a transformation of its riverside. The Waterside Apartments are located on probably the most iconic and well known stretch of the River Trent and is a vibrant and energetic part of Nottingham's heritage.

The river itself flows from the Peak District all the way to the Humber and is linked to many canal systems which are still very active. The stretch of water is well used by rowing and boating enthusiasts.

The Riverside Festival is a well established annual event which takes place along the banks of the river from Trent Bridge down to The Meadows. Its held over three days, usually the first weekend in August. It is a spectacular event with music, local foods and entertainment, which ends with a fantastic fireworks display.



- 01. Nottingham Embankment
- 02. The Riverside Festival
- 03. Trent Bridge



Photo credit: Experience Nottingham



[03]



[04]

CULTURE & CONVENIENCE

Thriving heart

Nottingham is home to the renowned Rock City where up and coming bands through to legends such as David Bowie have performed. The Royal Concert Hall and the Motorpoint Arena add to the amazing mix of venues that performers gig at on a regular basis.

The Theatre Royal and the Playhouse have won many awards and show fringe plays through to the West End classics.

For art lovers we have Nottingham Contemporary and the Lakeside Art Gallery at the University of Nottingham.

- 01. Nottingham Playhouse
- 02. Theatre Royal
- 03. Market Square
- 04. Lakeside Art Gallery
- 05. Splendour Music Festival
- 05. Nottingham Contemporary



[02]

NOTTINGHAM
LAKE
SIDE
ARTS

ROCK CITY

THEATRE
ROYAL
ROYAL
CONCERT
HALL

Nottingham
Contemporary



[05]

Photo credit: Experience Nottingham



[06]

Photo credit: Crash Taylor



[01]

- 01. Nottingham Forest, City Ground
- 02. Nottingham Racecourse, Colwick
- 03. Trent Bridge Cricket Ground
- 04. National Water Sports Centre, Holme Pierrepont



[02]



[03]

SPORTING HERITAGE

In good company

The Waterside Apartments are situated in the heart of Nottingham's sporting heritage and adjacent to one of the finest grounds in the country, Trent Bridge Cricket Ground. Not only is the Cricket Ground host to Nottinghamshire Cricket Club but also host to many England Fixtures, including The Ashes.

Nottingham is also home to two professional league football teams; the world's oldest professional league club, Notts County as well as twice winners of the European Cup, Nottingham Forest.

Take a two minute walk to Meadow Lane, a one minute walk to the City Ground or take a ten minute walk over Lady Bay Bridge to watch Nottingham Rugby Club in action.



[04]

LUXURY LIVING AT THE ICONIC WATERSIDE DEVELOPMENT



INTERIOR INSPIRATION

Live life in luxury

The interior design concept creates an elegant and unique identity, while the quality fixtures and bespoke details combine to create an apartment of character and contemporary style.

The intelligent design by the internationally acclaimed Leonard Design Architects maximises light and space, whilst high-end inclusions and beautiful natural finishes put luxury and comfort at a premium.

The meticulously designed floor-to-ceiling glazing draws the spectacular views into the heart of The Waterside Apartments, creating a light and airy feel.

Key features

- + Contemporary designed fitted kitchen incorporating handleless soft closing doors and drawers throughout
- + Fitted full height wardrobes to bedrooms (fitted internally with rail and top shelf)
- + Full height aluminium double glazing with Juliet balconies and glass balustrade to open plan living area
- + Full height tiled bathroom and shower rooms, with large format ceramic tiles
- + Rointe MVHR balanced ventilation system
- + Colour video audio door entry system



[03]



[04]



[05]



[01]

01. Indicative CGI of Bedroom
02. Rointe Wi-Fi controlled electric heating system
03. Indicative CGI of Penthouse
04. Indicative CGI of Kitchen
05. Indicative CGI of Bathroom



[02]

1 & 2 BEDROOM APARTMENT PLANS

Typical Floor Plans

- + Contemporary design fitted kitchen
- + Fully tiled bathroom and shower rooms, full height
- + Juliet balconies with glass balustrade to open plan living area
- + Wool mix carpets to bedrooms
- + Rointe Wi-Fi controlled electric heating system throughout



Typical 1 Bedroom Apartment



Typical 2 Bedroom Apartment



Further information

To see more information on individual apartments and prices see the website.

www.thewatersideapartments.co.uk

DETAILED SPECIFICATION

Kitchen

- + Contemporary designed fitted kitchen incorporating handleless soft closing doors and drawers throughout
- + Custom designed internal compartmentalised cupboards including concealed refuse and recycling storage
- + Concealed LED lighting to underside of overhead cupboards
- + Composite stone worktop and splash back
- + Stainless steel under counter sink with deck mounted chrome mixer tap
- + Siemens or similar integrated combination oven/microwave
- + Siemens or similar Induction Hob
- + Integrated multi-speed extractor fan
- + Siemens or similar integrated multi-function dishwasher
- + Siemens or similar integrated full height fridge freezer
- + Siemens or similar combined washing machine/tumble dryer
- + Built-in 18 bottle wine cooler
- + 600 x 600mm ceramic floor tiles

Finishes

- + Walls and ceilings to be finished in white matt paint (where other finishes are not applied)
- + Ceiling halo lighting feature (subject to apartment choice)
- + Full height aluminium double glazing with Juliet balconies and glass balustrade to open plan living area
- + Solid Core Hardwood veneered full height front door with spyhole and key-less Salto electronic access
- + Stainless steel door lever furniture throughout
- + Wood effect flooring to hall and living room
- + Wool-mix carpet to bedrooms
- + Opening windows to bedrooms and Juliet balconies (where applicable)
- + Fitted full height wardrobes to bedrooms (fitted internally with rail and top shelf)
- + Dedicated storage provision for washing machine/dryer
- + Minimum 2.35m floor-to-ceiling height apartments (variations are applicable)

Bathrooms & en-suites

- + Full height tiled bathroom and shower rooms, with large format ceramic tiles
- + Mirrored wall cabinet with concealed shaving point and back-light
- + White porcelain under counter hand basin with wall mounted chrome mixer taps
- + Wi-Fi controlled Rointe heated towel rail
- + Fixed glass shower screens
- + Wall mounted tissue holder, toilet brush and robe hook in chrome
- + Wall mounted dual flush WC with concealed cistern and soft close lid
- + Enamelled steel bath with integrated bath fill and wall mounted concealed shower and bath mixer (where applicable)
- + Wall mounted 'rain' shower head

Heating & ventilation

- + Rointe MVHR balanced ventilation system

Electrical

- + Colour video audio door entry system
- + Dimmable lighting to principal living areas
- + Halo lighting feature to ceiling recess (varies in apartments)
- + Metal faced, slim line switches and sockets
- + Energy efficient lighting throughout
- + Feature lighting in selected locations throughout

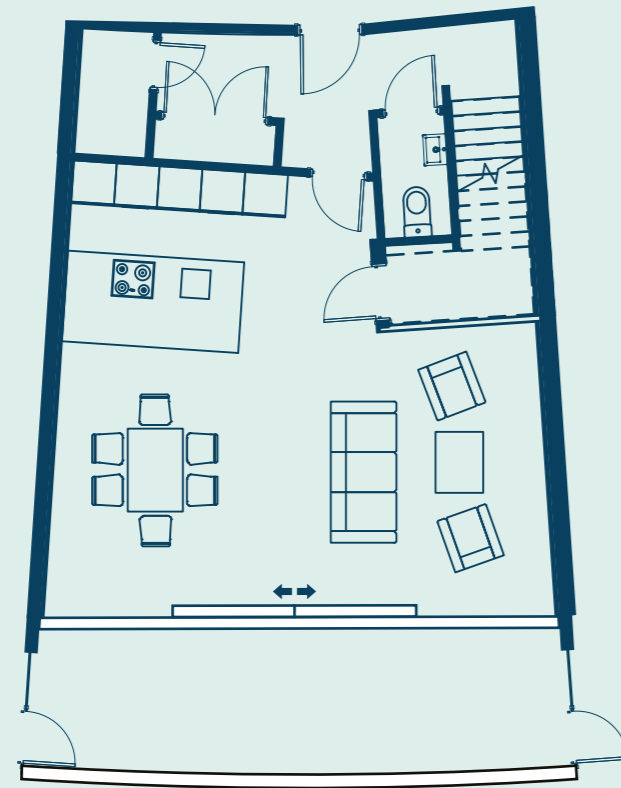
Telecommunications/IT

- + Wiring for FreeView TV, DAB, VHF, Sky Q and data connection to living room and bedrooms with minimum 100mb included in the scheme (upgrades available up to 300mb)

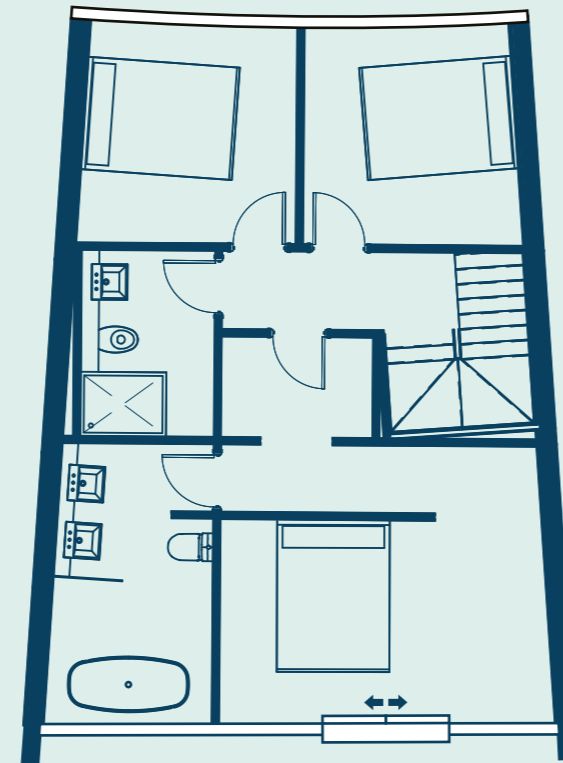
PENTHOUSE APARTMENT PLANS

Typical Floor Plan

- + Contemporary design fitted kitchen with large feature island breakfast bar
- + Fully tiled bathroom, his and hers sinks, freestanding rain head shower and freestanding feature bath
- + External terraces with structural glass balustrade, composite decking, external lighting and power
- + Wool mix carpets to bedrooms
- + ROINTE MVHR balanced ventilation system. Cooling system to living room
- + Dedicated undercroft parking (one space)



Lower Level



Upper Level



Further information

To see more information on individual apartments and prices see the website.

www.thewatersideapartments.co.uk

DETAILED SPECIFICATION

Kitchen

- + German designed fitted kitchen incorporating handleless soft closing doors and drawers throughout
- + Additional large feature Island breakfast bar
- + Custom designed internal compartmentalised cupboards including concealed refuse and recycling storage
- + Concealed LED lighting to underside of overhead cupboards
- + Composite stone worktop and splash back
- + Boiling water tap
- + Under counter sink with deck mounted chrome mixer tap
- + Siemens or similar integrated combination oven/microwave
- + Siemens or similar Induction Hob
- + Integrated multi-speed extractor fan
- + Siemens or similar integrated multi-function dishwasher
- + Siemens or similar integrated full height fridge freezer
- + Siemens or similar combined washing machine/tumble dryer
- + Built-in 18 bottle wine cooler
- + 600 x 600mm ceramic floor tiles

Finishes

- + External Terraces with structural glass balustrade, composite decking, external lighting and power
- + Deluxe master bathroom with freestanding feature bath overlooking river
- + Fitted full height wardrobes to master bedroom and guest bedroom incorporating handleless lacquered finished doors (fitted internally with rails, shelves and drawer packs)
- + Walls and ceilings to be finished in white matt paint (where other finishes are not applied)
- + Ceiling halo lighting feature
- + Solid Core Hardwood veneered full height front door with spyhole and key-less Salto electronic access
- + Stainless steel door lever furniture throughout
- + Hard wood engineered flooring to hall and living room
- + Wool-mix carpet to bedrooms
- + Opening windows to principal rooms
- + Dedicated storage provision and space for washer/dryer
- + Skylight above the stairs

- + Minimum 2.4m floor-to-ceiling height in principal rooms
- + Dedicated under croft parking (one space)

Bathrooms & en-suites

- + Separate glass enclosed shower with rain head
- + Fully tiled bathroom and shower rooms, full height
- + Stainless steel mirrored wall cabinet with concealed shaving point and back-light
- + His and hers wash basins
- + Wi-Fi controlled Rointe heated towel rail
- + Wall mounted tissue holder, toilet brush and robe hook in chrome
- + Wall mounted dual flush WC with concealed cistern and soft close lid
- + Freestanding bath and chrome tap stand overlooking the river

Heating & cooling

- + Rointe MVHR balanced ventilation system
- + Comfort cooling system to living room

Electrical

- + Colour video audio door entry system
- + Dimmable lighting to principal living areas
- + Halo lighting feature to ceiling recess (varies in apartments)
- + Metal faced, slim line switches and sockets
- + Energy efficient lighting throughout
- + Feature lighting in selected locations throughout

Telecommunications/IT

- + Wiring for Free View TV, DAB, VHF, Sky Q and data connection to living room and bedrooms with minimum 100mb included in the scheme (upgrades available up to 300mb)



**MAKING URBAN
LIVING EVERYTHING
IT SHOULD BE**

THE WATERSIDE APARTMENTS

TRENT BRIDGE | NOTTINGHAM

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